



COMPREHENSIVE SIGN PACKAGE

MARICOPA BUSINESS CENTER

Tenant Signage and Center Identification

Building A
44480 West Honeycutt Road
Maricopa, AZ 85239

CITY OF MARICOPA
Planning Dept.
Approved ☒ As Noted ☒
By: BAS Date: 8.18.06



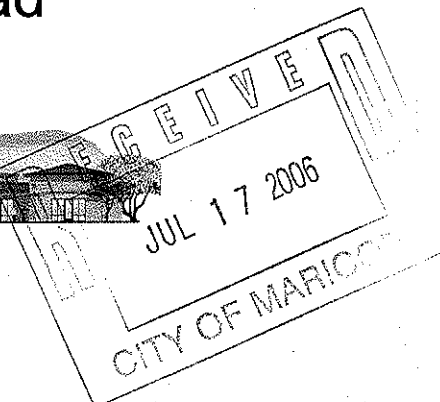
PROPOSED ELEVATION- BUILDING A

CC 7.5.06

Building B
44400 West Honeycutt Road
Maricopa, AZ 85239



PROPOSED ELEVATION- BUILDING B



SIGN CRITERIA
For
Maricopa Business Center
Building A & B
Maricopa, AZ

These criteria have been developed to architecturally integrate Tenant signage within exterior building facades to identify Maricopa Business Center and to maintain consistency amongst new and future commercial tenants. Sign criteria in this comprehensive sign package is only for wall signage.

The Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance and for code compliance. Sign permits must be obtained from the City of Maricopa prior to the installation of any sign.

The following is a description of the design criteria.

GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Landlord.
2. Signage installed without first obtaining said approvals will be subject to immediate removal at Tenant's expense, should the landlord be required to provide necessary maintenance due to the Tenant's noncompliance to the notification. A penalty of 100% of Landlord's cost to remove said signage shall be assessed to the Tenant in addition to the cost of the removal.
3. All signage shall be maintained by the Tenant, at Tenant's expense. Illumination outages, breakage, or other required sign maintenance shall be repaired and restored to proper condition within five (5) working days of notification (written or verbal) from Landlord. A penalty of 100% of the Landlord's cost to repair said signage, in addition to the cost of the repair, shall be assessed to the Tenant should Landlord be required to provide the necessary maintenance due to Tenant's noncompliance to the notification.
4. Tenant shall defend, indemnify and hold Landlord harmless from, and against all claims, costs, attorneys' fees, damages, expenses, liabilities and losses arising out of the installation, maintenance and repair of Tenant's signs.
5. Each electrical sign, and the installation thereof, shall comply with all local building and electrical codes. PK housing and/or other U.L. approved penetrations must be utilized for all electrical connections through the building structure.

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6. All signs shall conform to local electrical building codes and building code standards.
7. Landlord/Property Owner shall provide Tenant a copy of the Comprehensive Sign Package and shall instruct Tenants in the following manner:
 - a. Tenants will provide Landlord/Property Owner with proposed design of sign.
 - b. Tenants will provide two copies of the proposed design of sign to Sign Consultant.
 - c. Upon completion of sign design, pursuant to the approved Comprehensive Sign Plan, Tenant will obtain an approval letter from the Sign Consultant and the Landlord/Property Owner.
 - d. Tenant will then apply for appropriate permits from the City of Maricopa including: permit application, sign design, and copy of Sign Consultant and Landlord/Property Owner approval.
 - e. Tenant shall obtain all necessary permits for construction and installation of signs (including temporary signs or banners, such as (but not limited to "coming soon" or "grand opening" signs).
 - f. Tenant to provide to the City of Maricopa applicable review and permit fees.
8. No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in inconspicuous locations.
9. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
10. Sign copy shall be limited to either the name of business or two items of modifier copy /services, not both. The use of a crest, shield, logo, or other established corporate insignia which has been displayed or associated with Tenant's firm name shall be permitted subject to Landlord's approval.
11. Signs shall be designed to reflect the character of the project they are identifying. Sign construction materials shall be consistent and compatible with the material used for the project, and this Sign Criteria.
12. Signage will not be allowed on the back side of the buildings, as the Maricopa Business Center is adjacent to a residential development.
13. If the premises has a non-customer door(s) for receiving merchandise, Tenant may have marked thereon, in a location designated by Landlord, Tenant's name centered in four-inch high black vinyl letters. Labeling of non-customer door(s) shall be placed horizontally at a height of 5 feet 6 inches above grade.

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14. Each sign application request will first be subject to review by the Developer/Landlord for approval, and then will be submitted to the City of Maricopa for review, approval and permitting.

A. TYPE OF SIGN

1. Individual, pan channel, internally illuminated, wall mounted letters. Letters are to be surface mounted on wall with remote transformers to be located on back side of wall sign is mounted. All materials to be painted to match the building.

B. SIZE OF SIGN

1. Depth – 5"
2. Length – The overall length of spread of letters shall not exceed 80% of lineal store front footage or designated sign facade, whichever is less.
3. Height – The maximum total height shall be no greater than twenty-four inches for one (1) or two (2) lines of copy. A four-inch space must be maintained between rows. The minimum height for letters will be eight inches.
4. Quantity – One (1) sign per building frontage. Two (2) signs will be permitted on end caps, or for tenants with multiple suites & facades. This will be subject to Landlord approval.
5. Tenants square footage allowance to be calculated as follows: 1 square foot of signage per 1 lineal foot of leased store frontage. Square footage to be calculated by multiplying sign height by sign length. Irregular sign areas can be calculated by totaling the square footage of two rectangular dimensions.
6. Signage for all tenants, including but not limited to tenants with multiple suites or facades shall be calculated based on their amount of leased building frontage.

C. STYLE OF SIGN

1. Any style (block or script) may be used. Upper and lower case may also be used. Minimum width 2".
2. Landlord must approve logos, in addition to signage. Logos will be limited to 25% of the total sign area and be proportionate to height of fascia and sign. Logos also should be coordinated with basic color of sign.

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D. COLOR OF SIGN

1. Face – Any coloring with Landlord approval. Plexiglas or vinyl overlay. No clear faces.
2. Return –To match dark duranodic bronze Mathews #41-313.
3. Trim Cap – Dark duranodic bronze $\frac{3}{4}$ " – 1"

E. CONSTRUCTION OF LETTERS

1. Individual channel letters will have 1/8" Plexiglas face.
2. Returns and back - .063" minimum anodized aluminum. Returns shall be anodized aluminum with dark duranodic bronze finish.
3. No armorply or wood in the manufactured returns or backs may be used.

F. PLACEMENT OF LETTERS

1. If fascia is constructed of brick, NO HOLES SHALL BE DRILLED IN BRICK. All drill holes must be in mortar.
2. Structural I-beams or glue-lams are NOT to be penetrated.
3. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom or as designated by Sign Consultant or Landlord.
4. No unusual letter spacing shall be used to stretch or extend copy area.
5. Non-corrosive mounting fasteners must be used.

G. LIGHTING

1. All letters and/or logos shall be illuminated with internal neon: 1 row of neon for each 4" of letter stroke. Neon shall be 30 ma, color to match letter faces.
2. All electrical components will be U.L. or equivalent approved. There will be no visible cabling or wiring.
3. Tenant shall be responsible for providing and paying for primary feed wires to illuminate sign in addition to all costs of electrical power consumption.

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4. Penetration of structure shall be kept to a minimum and must have proper insulation for voltage cable.
5. Transformer shall be concealed behind the fascia and mounted in weather-proof metal boxes. For parapet type installations, rear covers are required to cover all wiring and components of sign on back side of wall if penetrations are above the roof line
6. A licensed electrician will supply primary electrical service to sign location.
7. A dedicated 20 amp 110/120 volt circuit will be required on back side of wall where sign is located to power Tenant sign from Tenant's electrical service.
8. Under no condition will sign company penetrate the roof. Electricians to work with Landlord and general contractor to secure consent prior to making any roof penetrations.

H. DETAIL DRAWING

1. Pursuant, and in addition to General Requirements #6, Tenant will provide:
 - a. Three (3) copies of completed and approved (by Sign Consultant and Landlord/Property Owner), detailed sign drawings to Sign Company. One copy for Sign Company, one copy for City of Maricopa, and one copy to be retained by Tenant.
2. Elevation of building fascia and sign shall be drawn using a minimum 3/32" to 1' scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas and/or vinyl overlay
 - b. Type of material used for backs, returns, and trim cap, including color.
 - c. Finish used on returns.
 - d. Type of illumination and mounting method.
 - e. Length of Tenant frontage-leased space.
4. Drawing must include fascia cross-section showing electrical connections.

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I. WINDOW SIGNAGE

1. Window signs are not to exceed two square feet and are limited to store name, hours, and emergency phone numbers. Height restrictions: NAME 3.5", HOURS 2", PHONE 3.5". Copy to be white vinyl graphics adhered to exterior of main door entrance or adjacent window. A vinyl directional arrow to main entrance, or employee entrance, will be permitted on secondary front doors, with height not to exceed 2".
2. Window signs to be crafted in a professional manner.

J. TEMPORARY SIGNS

1. A temporary banner (size not to exceed 32 square feet) made from 13 oz reinforced vinyl backing with vinyl copy will be permitted by Landlord if Tenant is within 30 days of business opening and permanent sign is pending final approval or sign is in production. This must be approved by Landlord and submitted to city for approval prior to its installation. This banner would state business name and themes such as: "grand opening" or "coming soon." Temporary, banner-type signage approval to follow General Requirements #7.

K. BUSINESS CENTER IDENTIFICATION AND LABELING

1. Each store is required, pursuant to 1977 Uniform Fire Codes, to display a street address and suite number centered above storefront door and service door. Letters to be four-inch external white vinyl. Address should be as written in Lease.
2. Street address signs for Building A (44480) and Building B (44400) are to be visibly displayed on the buildings. The street address numerals are to be 12" in height and 2" in width, black in color. Location to be per Fire Department specifications.
3. Each property shall have the name "Maricopa Business Center" mounted on the screen wall with the street addresses for Building A (44480 W. Honeycutt) and Building B (44400 W. Honeycutt) are to be visibly displayed on the Landscape Wall. Screen wall is 40" in height (above ground) and is located in the landscaping area facing West Honeycutt Road. Letters to be up to 12" in height, with letter stroke width of 2" to 3", and black in color. Total sign length to be up to 25 feet. The Landscape Wall shall be non-illuminated. There shall be no more than two (2) Business Center Identification Landscape Wall Signs.
4. FDC and Riser room shall be clearly marked with reflective lettering -- red background with white lettering. The FDC designating signs are to be 6' in height

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and 6" in width. Riser room designating signs are to be 12" in height and 12" in width.

5. The main power disconnects shall be labeled with reflective lettering – red background with white lettering. The main power disconnects signs are to be 12" in height and 12" in width.

L. THE FOLLOWING ARE NOT PERMITTED

1. Roof or box signs.
2. Cloth signs or streamers hanging in front of business.
3. Exposed seam tubing.
4. Animated or moving components.
5. Intermittent or flashing illumination.
6. Iridescent painted signs.
7. Letter-mounted or painted-on illuminated panels.
8. Signs or letters painted directly on any surface except as herein provided.
9. Signs will not be permitted to be installed or placed along perimeter of shopping center.
10. Animated, flashing, blinking, rotating, moving, audible, placards, posters, paintings, playbills, fixed balloons, signs in right-of ways, flags, a-frames.
11. No visible cabling or wiring.
12. Signage on backside of buildings (residential uses), aside from 4" black vinyl copy on rear service door(s).
13. Wood signs - Pendants – Balloons - Bandits. Signs, including but not limited to Bandit signs shall not be allowed in the right-of-ways.

M. ADDITIONAL ITEMS

1. Sight visibility triangles, shall be maintained as defined in the AASHTO 2001 standards (American Association of State Highway and Transportation Officials)

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2. Substantial changes, as deemed by the Zoning Administrator to Council approved Comprehensive Sign Package will require written approval by the Developer / Landlord **and** the City of Maricopa.
3. Where there is conflict between these regulations and other City of Maricopa regulations the more restrictive shall apply.
4. Following City Council approval, the applicant shall submit three (3) revised Comprehensive Sign Booklets, which shall be free from errors and integrate all of the approved stipulations, prior to the release of sign permits.

EXHIBITS:

Maricopa Business Center Comprehensive Sign Package
Site Plans
Exterior building elevations

DEVELOPER/LANDLORD:

Tyee Southwest, LLC (Building B)
21073 Tyee Road
Mount Vernon, WA 98274
360.445.0127 office
520.705.5560 cell

Jared Pope Properties, LLC (Building A)
3138 E. LaCosta Place
Chandler, AZ 85249
480-654-2834 home
480-332-6111 cell

SIGN CONSULTANT:

Craft Master Sign Corporation
1756 Grand Avenue
Phoenix, Arizona 85007
Harvey Eisenberg
harvey@craftmastersign.com
(602)484-9588 x13
(602)484-0530 fax

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